

ZONING BOARD OF APPEALS PUBLIC HEARING
FRIDAY, July 16, 2010

9:00 A.M.

248-10-Z

ZONING DISTRICT:B3-3

WARD:1

APPLICANT: 1316 N. Wicker Park Condominium Association

OWNER: Same

PREMISES AFFECTED: 1316 N. Wicker Park Avenue

SUBJECT: To permit the legalization of an increase in height of an existing building from 50' to 54'-10". The building was constructed contrary to permit.

249-10-S

ZONING DISTRICT: RT-4

WARD:12

APPLICANT: Shekinah Glory House, Inc.

OWNER: Same

PREMISES AFFECTED: 2341 S. Sacramento Avenue

SUBJECT: To permit the establishment of a proposed transitional residence.

250-10-S

ZONING DISTRICT:B3-1

WARD:13

APPLICANT: Priscilla Arenas

OWNER: Samir Khalil

PREMISES AFFECTED: 4342 W. 63rd Street

SUBJECT: To permit the establishment of a proposed beauty salon.

251-10-S

ZONING DISTRICT:B3-2

WARD:32

APPLICANT: 1951 Belmont LLC

OWNER: Same

PREMISES AFFECTED: 1951 W. Belmont

SUBJECT: To permit the establishment of a proposed 3 story 6 dwelling unit building with residential use below the second floor.

252-10-S

ZONING DISTRICT:B3-1

WARD:38

APPLICANT: Sara Johns

OWNER: Anthony Dologiewicz

PREMISES AFFECTED: 6429 W. Irving Park Road

SUBJECT: To permit the establishment of a proposed psychic reading establishment.

253-10-S

ZONING DISTRICT:B1-2

WARD:43

APPLICANT: Willow Townhome LLC

OWNER: Same

PREMISES AFFECTED: 709 W. Willow Street

SUBJECT: To permit the establishment of residential use below the second floor.

254-10-Z

ZONING DISTRICT:B1-2

WARD:43

APPLICANT: Willow Townhome LLC

OWNER: Same

PREMISES AFFECTED: 709 W. Willow Street

SUBJECT: To permit the establishment of a proposed 4 story 6 dwelling unit building whose rear yard setback shall be 23.10' instead of 30'.

255-10-S

ZONING DISTRICT:B3-3

WARD:49

APPLICANT: Howard Jewelry & Loan, Inc.

OWNER: Richard Rozhko & Cary Weiss

PREMISES AFFECTED: 1551 W. Howard Street

SUBJECT: To permit the establishment of a proposed pawn shop.

256-10-S

ZONING DISTRICT:B1-1

WARD:41

APPLICANT: Rock Hair Scissors Inc.

OWNER: Ernest Cheirgalos

PREMISES AFFECTED: 5508 W. Devon Avenue Floor 1, Suite 1

SUBJECT: To permit the establishment of a proposed beauty salon.

257-10-Z

ZONING DISTRICT: RT-4

WARD:1

APPLICANT: Patrick Balsier

OWNER: Same

PREMISES AFFECTED: 1251 N. Honore Street

SUBJECT: To permit the establishment of a proposed garage whose square footage shall be 495 square feet instead of 480 square feet, whose rear yard open space shall be 147 square feet and whose rear yard shall be 26.32'.

258-10-Z

ZONING DISTRICT: RT-4

WARD:43

APPLICANT: Tremaine Atkinson Revocable Trust

OWNER: Same

PREMISES AFFECTED: 2054 N. Clifton

SUBJECT: To permit the establishment of a proposed 3 story single family residence with a breeze way whose rear yard shall be 22' instead of 37.2'.

259-10-Z

ZONING DISTRICT: RT 3.5

WARD:47

APPLICANT: Brad Schenkel

OWNER: Same

PREMISES AFFECTED: 4711 N. Campbell

SUBJECT: To permit the establishment of a proposed 3rd floor addition with 2nd floor balcony whose front yard shall be 6.3' instead of 15', 3.3' on the north and 2.6' on the south, the combined side yards shall be 5.9'.

260-10-Z

ZONING DISTRICT:B3-2

WARD:31

APPLICANT: Armando Medina, Inc D/B/A El Jerezano Restaurant

OWNER: Same

PREMISES AFFECTED: 5037-39 W. Diversey Avenue

SUBJECT: To permit the establishment of a proposed public place of amusement license for an existing restaurant which is within 125' of an RS-3 zoning district.

261-10-S

ZONING DISTRICT:B3-5

WARD:49

APPLICANT: Cally's Curls and Company

OWNER: Cally Raduenzel

PREMISES AFFECTED: 1785 W. Howard Street

SUBJECT: To permit the establishment of a proposed beauty salon.

262-10-S

ZONING DISTRICT:C1-1

WARD:10

APPLICANT: O Street LLC

OWNER: Same

PREMISES AFFECTED: 11801 S. Avenue O

SUBJECT: To permit the establishment of a proposed drug store with a drive through facility.

263-10-S

ZONING DISTRICT: RT-4

WARD:48

APPLICANT: 5100 N. Marine Drive Condominium Association

OWNER: Same

PREMISES AFFECTED: 905-09 W. Winona Street

SUBJECT: To permit the establishment of a proposed off-site non accessory parking lot to serve the residential building at 5100 N. Marine Drive

264-10-Z

ZONING DISTRICT: RT-4

WARD:48

APPLICANT: 5100 N. Marine Drive Condominium Association

OWNER: Same

PREMISES AFFECTED: 905-09 W. Winona Street

SUBJECT: To permit the establishment of a proposed non-accessory parking lot whose front yard shall be zero instead of 20', the south yard shall be zero and the north yard shall be zero.

265-10-S

ZONING DISTRICT:B3-3

WARD:3

APPLICANT: Millenium Salon 51st Inc.

OWNER: Ghulam Qadir

PREMISES AFFECTED: 109 E. 51st Street

SUBJECT: To permit the establishment of a proposed hair salon.

266-10-A **ZONING DISTRICT: PD 958** **WARD:44**
APPLICANT: 3701 N. Kenmore LLC
OWNER: Same
PREMISES AFFECTED: 1060 W. Addison
SUBJECT: The applicant claims that the Commissioner of Zoning and Land Use Planning erred when she allowed a 360 square foot sign to be erected within Wrigley Field. The property is located in Planned District 958. The Department maintains that the decisions made by the Commissioner for properties located in a Planned Development are not appealable to the Zoning Board of Appeals.

267-10-Z **ZONING DISTRICT:RS-2** **WARD:45**
APPLICANT: Patricia Heaton
OWNER: Same
PREMISES AFFECTED: 4960 W. Berteau
SUBJECT: To permit the establishment of a proposed 2 story addition and a breeze way connection to a garage whose west side yard shall be 3' instead of 4.74' the east side shall be 5'-7", the combined side yards shall be 8'-7" instead of 14.23', the rear yard shall be 35' instead of 38.26', to allow the 400 square feet of open space to be placed outside the rear yard and to increase the buildings height to 33' instead of 30'.

268-10-Z **ZONING DISTRICT:B3-1** **WARD:27**
APPLICANT: Sonrisas, Inc. DBA El Sitio
OWNER: Florian Jimenez
PREMISES AFFECTED: 1255 N. Pulaski Road
SUBJECT: To permit the establishment of a public place of amusement license within an existing restaurant which is located with 125' of a residential district.

269-10-Z **ZONING DISTRICT: RM 5** **WARD:33**
APPLICANT: California Manor Condominium Association
OWNER: Same
PREMISES AFFECTED: 3100-02 N. California Avenue / 2800-10 W. Barry Avenue
SUBJECT: To permit the establishment of two additional dwelling units to an existing ten dwelling unit building. The applicant request the elimination of the two required parking spaces for these two additional dwelling units.

2:00 P.M.

270-10-Z ZONING DISTRICT: RM 4.5 WARD:44
APPLICANT: Andrew Baker & Sabina McBride
OWNER: Same
PREMISES AFFECTED: 645 W. Belmont
SUBJECT: To permit the establishment a proposed rear addition to an existing 2 ½ story single family residence. The addition will be connected to a garage via a bridge. The garage will have a height, (east and west walls) of 17'-10" for privacy, the combined side yards shall be 1.4', .5 ¾" on the west and 8 ¼" on the east instead of 5'.

271-10-S ZONING DISTRICT:B3-2 WARD:40
APPLICANT: Yorleny Angulo
OWNER: 1553-55 LLC
PREMISES AFFECTED: 5651 N. Ashland Avenue
SUBJECT: To permit the establishment of a proposed beauty salon.

272-10-S ZONING DISTRICT: RT-4 WARD:32
APPLICANT: Arturo Torres
OWNER: Same
PREMISES AFFECTED: 2344-46 W. Armitage Avenue
SUBJECT: To permit the establishment of a proposed off-site non-accessory parking lot.

273-10-Z ZONING DISTRICT: RT-4 WARD:32
APPLICANT: Arturo Torres
OWNER:
PREMISES AFFECTED: 2344-46 W. Armitage Avenue
SUBJECT: To permit the establishment of a proposed non-accessory parking lot whose front yard shall be 7' instead of 20'.

274-10-A ZONING DISTRICT: DX-5 WARD:42
APPLICANT: Galina Podolski
OWNER: Stone St. Partners, LLC
PREMISES AFFECTED: 49 E. Oak Street
SUBJECT: An Appeal from the decision of the office of the Zoning Administrator. The Zoning Administrator has determined that the applicant's sign will be classified as a free standing sign. The sign is not attached to the building. The sign is also located in the Oak Street Corridor.

275-10-S ZONING DISTRICT:C1-2 WARD:36
APPLICANT: Chase Bank
OWNER: Harlem and Grand, LLC
PREMISES AFFECTED: 7180-82 W. Grand Avenue / 2519 N. Harlem Avenue
SUBJECT: To permit the establishment of a proposed bank with a drive through facility.

276-10-S

ZONING DISTRICT: RT-4

WARD:49

APPLICANT: Nathan Ben Meyers

OWNER: Same

PREMISES AFFECTED: 1102 W. North Shore Avenue

SUBJECT: To permit the establishment of a proposed group living facility.

277-10-Z

ZONING DISTRICT: RM-5

WARD:44

APPLICANT: James & Margarita Raftis

OWNER: Same

PREMISES AFFECTED: 1010 W. Wellington

SUBJECT: To permit the establishment of a proposed 3rd floor addition whose rear yard shall be 3' instead of 14', the front yard shall be zero instead of 6', to raise the height of the building to 35'-2".

278-10-S

ZONING DISTRICT: B3-2

WARD:46

APPLICANT: Martha C. Cohen

OWNER: Augustine T. Mangatu

PREMISES AFFECTED: 810 W. Sheridan Road

SUBJECT: To permit the establishment of a proposed animal care and boarding facility.

279-10-Z

ZONING DISTRICT: B3-1

WARD:

APPLICANT: Frozen Ropes, Inc

OWNER: 6000, LLC

PREMISES AFFECTED: 6000 W. Touhy

SUBJECT: Application for the establishment of an indoor sports facility with a public place of amusement license within 125' of an RS-2 zoning district.

280-10-Z

ZONING DISTRICT: RS-3 **WARD:30**

APPLICANT: Kim Klein & Joe LeBaron

OWNER: Same

PREMISES AFFECTED: 4032 W. Grace Street

SUBJECT: To permit the establishment of a proposed 2 story single family residence whose front yard shall be 12' instead of 20' (on a reverse corner lot) 3' on the east, 3' on the west instead of 19.05'.

281-10-S

ZONING DISTRICT: B3-2

WARD:6

APPLICANT: Delphine Yoyo Anani

OWNER: Wolin- Levin Inc.

PREMISES AFFECTED: 347 E. 79th Street

SUBJECT: To permit the establishment of a proposed beauty salon.

282-10-Z **ZONING DISTRICT: RS-3** **WARD:32**
APPLICANT: Catholic Bishop of Chicago
OWNER: Same
PREMISES AFFECTED: 2245 N. Southport Avenue
SUBJECT: To permit the establishment of a proposed one story rear classroom addition (6,310 square feet) and a new elevator for a school. The applicant requires an increase in floor area of 6,310 square feet, to reduce the rear yard to zero instead of 37.37' and the south side yard shall be zero instead of 22'($\frac{1}{2}$ the height of the building).

283-10-S **ZONING DISTRICT:C1-2** **WARD:24**
APPLICANT: Lawndale Christian Health Center
OWNER: Lawndale Christian Development Corporation / Chicago Transit Authority
PREMISES AFFECTED: 3710-26 W. Ogden Avenue
SUBJECT: To permit the establishment of a proposed off-site accessory parking lot to serve a hospital at 3748 W. Ogden

284-10-Z **ZONING DISTRICT:C1-2** **WARD:24**
APPLICANT: Lawndale Christian Health Center
OWNER: Lawndale Christian Health Center / City of Chicago
PREMISES AFFECTED: 3748 W. Ogden Avenue
SUBJECT: To permit the establishment of a proposed 4 story medical center whose height shall be increased to 53'2" instead of 50' and to decrease the required parking spaces to 100 instead of 125.

285-10-S **ZONING DISTRICT:B3-3** **WARD:25**
APPLICANT: The Resurrection Project
OWNER: Same
PREMISES AFFECTED: 1656-58 W. 18th Place
SUBJECT: To permit the establishment of a proposed 4 story 6 dwelling unit building with residential use on the first floor.

286-10-Z **ZONING DISTRICT:B3-3** **WARD:25**
APPLICANT: The Resurrection Project
OWNER: Same
PREMISES AFFECTED: 1656-58 W. 18th Place
SUBJECT: To permit the establishment of a proposed 4 story, 6 dwelling unit building whose east side yard shall be zero instead of 2.58' (50% of the existing adjoining residential side yard).

287-10-Z **ZONING DISTRICT:B3-3** **WARD:25**
APPLICANT: The Resurrection Project
OWNER: Same
PREMISES AFFECTED: 1814-20 S. Paulina
SUBJECT: To permit the reduction of one required loading berth.

288-10-Z **ZONING DISTRICT:B3-5** **WARD:25**
APPLICANT: The Resurrection Project
OWNER: Same
PREMISES AFFECTED: 1657-59 W. 18th Street
SUBJECT: To permit the reduction of a loading berth for a 15 dwelling unit building.

289-10-S **ZONING DISTRICT:B3-3** **WARD:25**
APPLICANT: The Resurrection Project
OWNER: Same
PREMISES AFFECTED: 1714-20 W. 18th Place
SUBJECT: To permit the establishment of a proposed accessory off-site parking lot to serve two separate uses (21 dwelling units total).
290-10-S **ZONING DISTRICT:B3-1** **WARD:48**
APPLICANT: Kimberly Nguyen
OWNER: C1 Properties, LLC
PREMISES AFFECTED: 5501 N. Broadway
SUBJECT: To permit the establishment of a proposed beauty salon.

CONTINUANCES

233-10-S **ZONING DISTRICT:B3-1** **WARD:34**
APPLICANT: Juanita Reed
OWNER: Tressia Burks
PREMISES AFFECTED: 1405 W. 111th Street
SUBJECT: To permit the establishment of a proposed beauty/ nail salon.

234-10-S **ZONING DISTRICT: B3-2** **WARD:8**
APPLICANT: I'm Finally Pleased / Eleanor D. Crawford
OWNER: FGW Realty Group Inc.
PREMISES AFFECTED: 1610 E. 86th Place
SUBJECT: To permit the establishment of a proposed beauty salon.

244-10-S **ZONING DISTRICT:B3-3** **WARD:35**
APPLICANT: Barbara & Barbara Inc.
OWNER: Basil Rihani
PREMISES AFFECTED: 3131 W. Logan Blvd. Store B
SUBJECT: To permit the establishment of a proposed beauty salon.

372-09 S **ZONING DISTRICT: DX-16** **WARD:42**
APPLICANT: Devon Financial Services, Inc.
OWNER: Same
PREMISES AFFECTED: 22 E. Adams
SUBJECT: To permit the establishment of a payday loan store.

491-09-A	ZONING DISTRICT: RM-5	WARD:43
APPLICANT: Feejill Builders Inc.		
OWNER: Same		
PREMISES AFFECTED: 927-29 W. Montana		
SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow the reduction of the drive aisles from 22' to 16' for an 8 dwelling unit building. The building was built contrary to the permit. The applicant added two garages instead of a parking pad and made the aisles not code compliant. The 3 parking spaces in the building were not approved with a permit.		
492-09-Z	ZONING DISTRICT: RM-5	WARD:43
APPLICANT: Feejill Builders Inc.		
OWNER: Same		
PREMISES AFFECTED: 927-29 W. Montana		
SUBJECT: A proposed 8 dwelling unit building whose rear yard open space shall be 149 square feet instead of 305 square feet. This is a self created hardship when the applicant built two garages contrary to permit.		
18-10-A	ZONING DISTRICT: RT-4	WARD:49
APPLICANT: 7634-36 N. Greenview, LLC		
OWNER: Same		
PREMISES AFFECTED: 7634-36 N. Greenview		
SUBJECT: An Appeal from the decision of the office of the Zoning Administrator in refusing to allow 8 dwellings units to be established. The Department of Water record from 1947 states seven dwelling units.		
96-10-Z	ZONING DISTRICT:C1-5	WARD:27
APPLICANT: 1100 Grand LLC		
OWNER: Same		
PREMISES AFFECTED: 1100 W. Grand Avenue		
SUBJECT: To permit a proposed 7 story 42 dwelling unit building whose rear yard set back at the first residential level, shall be 11'-11" instead of 30'.		
125-10-Z	ZONING DISTRICT:B1-3	WARD:1
APPLICANT: KVBN, Inc.		
OWNER: Same		
PREMISES AFFECTED: 2800 W. North Avenue		
SUBJECT: To permit an increase in height, of an existing building, from 63'-2" to 69'-10". The building is 6 stories high and contains 20 dwelling units.		
133-10-Z	ZONING DISTRICT:B2-3	WARD:1
APPLICANT: Park National Bank & Trust No. 31934		
OWNER: Same		
PREMISES AFFECTED: 2900 N. Elston Avenue / 2510 W. George		
SUBJECT: To permit the establishment of a 4 story 3 dwelling unit office building whose rear yard shall be zero instead of 30'.		

151-10-Z

ZONING DISTRICT: RS-2

WARD:23

APPLICANT: Raul Patino

OWNER: Same

PREMISES AFFECTED: 5554 S. Sayre

SUBJECT: To permit the establishment of a proposed north side open stair case whose side yard shall be 2' instead of 5'.

168-10-Z

ZONING DISTRICT: RT-4 / RM-5 WARD:27

APPLICANT: Chicago Transit Authority

OWNER: Chicago Transit Authority / City of Chicago Dept. of Transportation

PREMISES AFFECTED: 321 W. Hill Street

SUBJECT: Application to permit the establishment a proposed one story sub-station (minor utility) whose front yard shall be 6' instead of 14'-2" and the rear yard shall be zero instead of 35.4

192-10-A

ZONING DISTRICT:C1-1

WARD:32

APPLICANT: 3818 N. Lakewood, LLC

OWNER: Same

PREMISES AFFECTED: 1222 W. Fletcher Street

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to recognize 2 dwelling units in the front building and 2 dwelling units in the rear building. A 1998 permit states the coach house (rear building) will be de-converted to a single family residence.

210-10-S

ZONING DISTRICT: C1-2

WARD:22

APPLICANT: Lourdes Acosta

OWNER: Sparrer Sausage Co.

PREMISES AFFECTED: 4300 W. Ogden Avenue

SUBJECT: To permit the establishment of a proposed bus turn around service and parking (a major utility).

228-10-S

ZONING DISTRICT:B3-1

WARD:45

APPLICANT: Thomas R. Trier

OWNER: Milton Alexakos

PREMISES AFFECTED: 5721 N. Central Avenue

SUBJECT: To permit the establishment of a proposed tavern.